127.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,400 / 895,400
					USE VALUE:	895,400 / 895,400
					ASSESSED:	895,400 / 895,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRAGANOS GEORGE A/TRUSTEE	
Owner 2:	GEORGE AND MARY TRAGANOS 2009	
Owner 3:	FAMILY TRUST	
Street 1:	25 MT VERNON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	TRAGANOS GEORGE A & MARY L -
Owner 2:	-
Street 1:	25 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2709 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5100.000	490,900	3,400	401,100	895,400
Total Card	0.117	490,900	3,400	401,100	895,400
Total Parcel	0.117	490,900	3,400	401,100	895,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.56 | /Parcel: 330.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	81592
GIS Ref	
GIS Ref	
Insp Date	06/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	490,900	3400	5,100.	401,100	895,400		Year end	12/23/2021
2021	104	FV	468,700	3400	5,100.	401,100	873,200		Year End Roll	12/10/2020
2020	104	FV	468,800	3400	5,100.	401,100	873,300	873,300	Year End Roll	12/18/2019
2019	104	FV	365,200	3400	5,100.	401,100	769,700	769,700	Year End Roll	1/3/2019
2018	104	FV	365,200	3400	5,100.	355,300	723,900	723,900	Year End Roll	12/20/2017
2017	104	FV	342,800	3400	5,100.	298,000	644,200	644,200	Year End Roll	1/3/2017
2016	104	FV	342,800	3400	5,100.	298,000	644,200	644,200	Year End	1/4/2016
2015	104	FV	305,900	3400	5,100.	257,900	567,200	567,200	Year End Roll	12/11/2014

!9812!

PRINT

Date	Time
12/30/21	09:39:17

LAST REV

Date	Time
06/08/18	08:45:35
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9812

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAGANOS GEORGE	69276-289		5/15/2017	Convenience	1	No	No		MARY L TRAGANOS D.O.D. 12/5/2015 BK69276 PG28
	9913-586		10/16/1961		23,500	No	No		N

USER DEFINED

Prior Id # 1:	81592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	Inspected	CC	Chris C
5/11/2018	MEAS&NOTICE	BS	Barbara S
11/3/2008	Meas/Inspect	189	PATRIOT
11/29/1999	Meas/Inspect	264	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5100		Sq. Ft.	Site		0	70.	1.12	8									401,100						401,100	

Total AC/HA:	0.11708	Total SF/SM:	5100	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	401,100	Spl Credit		Total:	401,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06469190
Const Adj.:	0.98990101
Adj $ / SQ:	189.709
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	711518
Depreciation:	220570
Depreciated Total:	490947

COMMENTS

FRPL SFL NON-FUNC. OF=SINK IN BMT. 1 ROOM IN ATC..

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	6	2	1
Totals			
2	12	4	

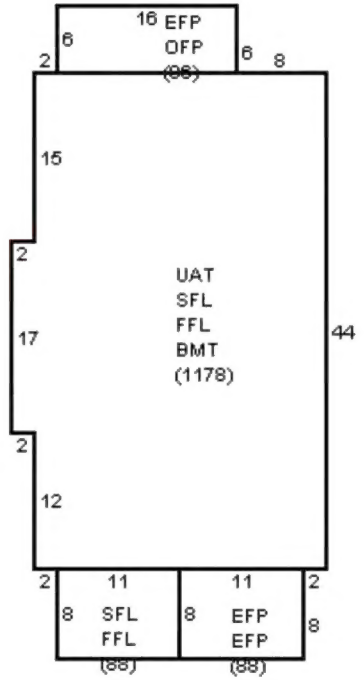
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	189.71
Special Features:	0	Val/Su Net:	112.26
Final Total:	490900	Val/Su SzAd	193.88

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,266	189.710	240,172
SFL	Second Floor	1,266	189.710	240,172
BMT	Basement	1,178	56.910	67,043
UAT	Upper Attic	295	110.030	32,404
EFP	Enclos Porch	272	36.860	10,025
OFP	Open Porch	96	33.350	3,201

Net Sketched Area: 4,373 | Total: 593,017

Size Ad 2532 | Gross Area 5256 | FinArea 2709

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	F	FR	1930	20.08	T	50	104			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400

PARCEL ID

127.0-0001-0016.0

IMAGE

AssessPro Patriot Properties, Inc